



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 2924 Fish Hatchery Rd.

Legal Description - (Metes & Bounds, or Lot No. And Plat): see survey (attached)
and Addendum A (attached)

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: church, parsonage

3. Proposed Use of Property: hotel, restaurant, and conference center

4. Proposed Development Schedule: construction Spring 2016

5. Zoning District: B-G general business

6. Future Land Use Plan Classification: mixed use

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

No. of Dwelling Units by Bedroom: 1 BR ☐ 2 BR ☐ 3 BR ☐ 4 or More ☐

No. of Parking Stalls: _____

Type of Non-residential Development (If Applicable): hotel, restaurant, conference center

Proposed Hours of Operation: 24/7 hotel + 11AM-2AM restaurant **No. of Employees:** 30 hotel / 45 restaurant

Floor Area: total 75,000 s.f. hotel / restaurant 7,000 s.f. **No. of Parking Stalls:** 200 estimated

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: Fitchburg Christian Fellowship

Address: 2924 Fish Hatchery Rd. **Phone No:** (812) 620-1601

Contact Person: Chuck Chvala

Email: cjchvala@gmail.com

Address: 10 East Doty St., Ste. 507, Madison 53703 **Phone No:** (608) 258-8222

Respectfully Submitted By: Chuck Chvala 10/20/15

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____

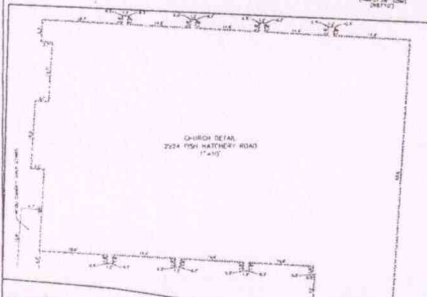
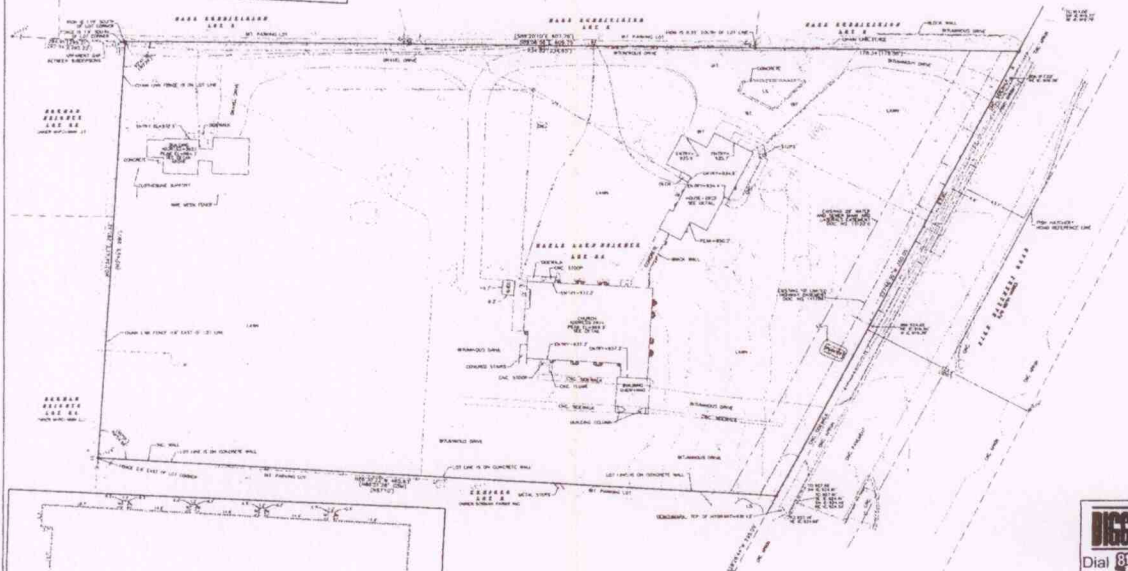
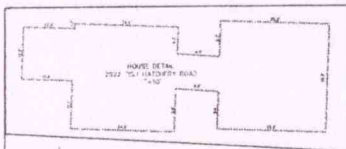
Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF LOT 34, MAPLE LAWN HEIGHTS, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 29, AS DOCUMENT NUMBER 342129, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SCALE 1" = 40' SURVEY FEET



- NOTES:**
- 1) Easement is specifically created as shown on this map. This survey does not purport to reflect any of the following which may be applicable to the subject and which, if applicable, would modify the easement: easements, restrictions, covenants, conditions, and other rights which may be recorded in the public records, and any other rights which may be asserted by any person claiming an interest in the subject.
 - 2) No attempt has been made to show the location of any utility or underground service facility. For information regarding these facilities, please contact the appropriate agencies.
 - 3) Date of field work: November 11-12, 2014.
 - 4) Surveyor has made no investigation or observation as to the existence of any record, instrument, or document which might affect the validity of this survey, and no such investigation or observation was made by the surveyor.
 - 5) All easements and other rights are shown on this map as they appear to the surveyor, and no investigation or observation was made by the surveyor as to the existence of any record, instrument, or document which might affect the validity of this survey, and no such investigation or observation was made by the surveyor.
 - 6) All easements and other rights are shown on this map as they appear to the surveyor, and no investigation or observation was made by the surveyor as to the existence of any record, instrument, or document which might affect the validity of this survey, and no such investigation or observation was made by the surveyor.
 - 7) No survey of public utility is shown upon this map, and no investigation or observation was made by the surveyor as to the existence of any record, instrument, or document which might affect the validity of this survey, and no such investigation or observation was made by the surveyor.
 - 8) The survey was made on a 1:2500 scale.
 - 9) The survey was made on a 1:2500 scale.
 - 10) The survey was made on a 1:2500 scale.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

WISCONSIN CERTIFICATE, The Commission No. 270000
I, **FRANK J. LUNDQUIST**, State Surveyor, do hereby certify that the foregoing survey was conducted in conformity with the laws of the State of Wisconsin, and that the same is correct and true to the best of my knowledge and belief.

SURVEYOR'S CERTIFICATE
I, **FRANK J. LUNDQUIST**, State Surveyor, do hereby certify that the foregoing survey was conducted in conformity with the laws of the State of Wisconsin, and that the same is correct and true to the best of my knowledge and belief.

Given this 11th day of November, 2014, at Fitchburg, Wisconsin.
Signature: *[Signature]*
Title: State Surveyor



Burse
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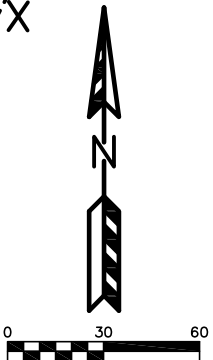
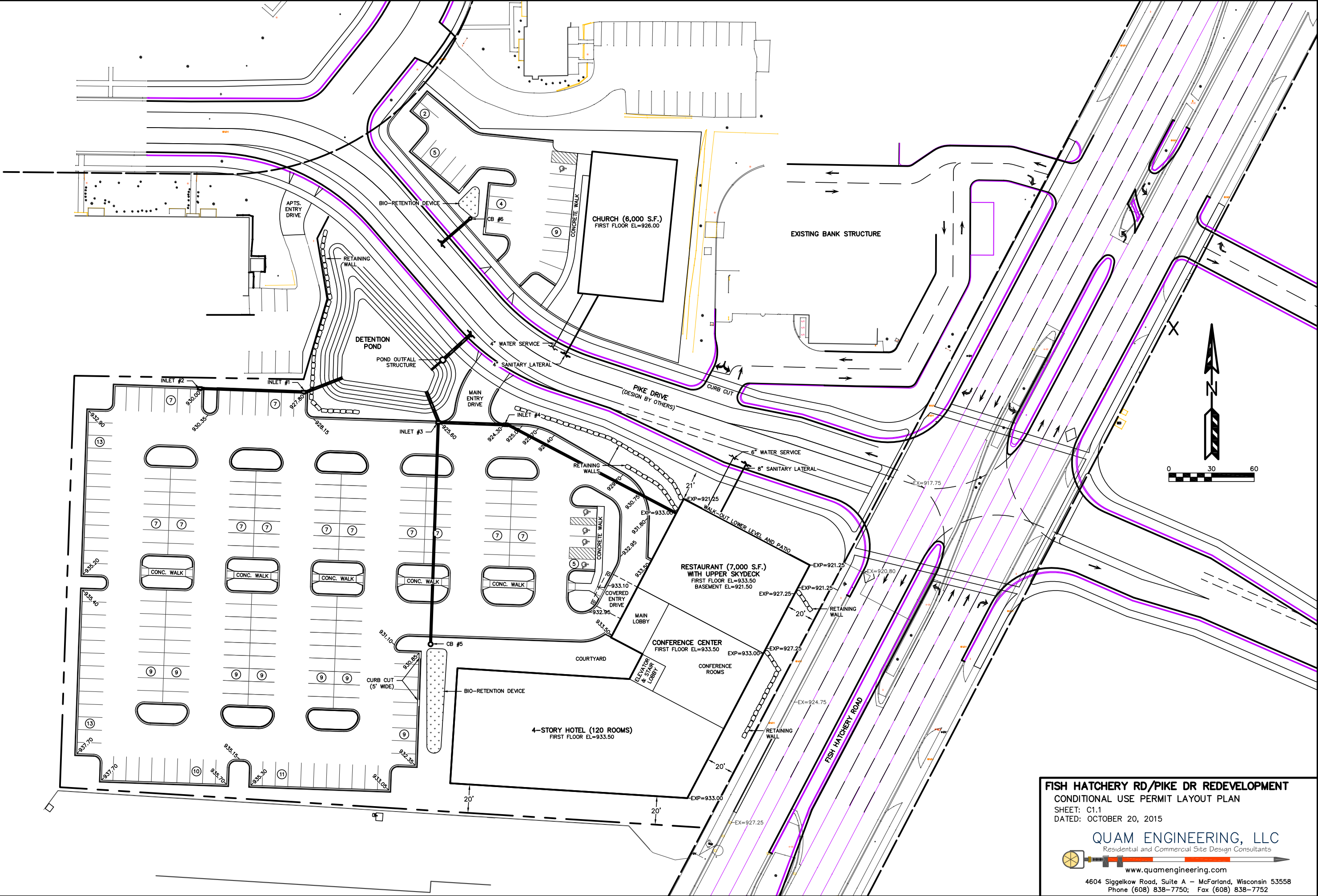
Addendum A

CrownPoint Development, Inc., a Minnesota corporation, is submitting the Conditional Use Permit (CUP) Application for approval of a four story hotel, with a height of 54 ft. The hotel will consist of 120 rooms and an attached conference facility with occupancy capacity of 70% /180 hotel.

CrownPoint also seeks CUP approval for a restaurant with seating for 200 customers, and additional occupancy for 25 people at its bar for a total occupancy 45.

CrownPoint also seeks CUP approval for sales of alcohol for the restaurant and hotel.

CrownPoint seeks CUP approval for any additional matters which may be necessary for this development.



FISH HATCHERY RD/PIKE DR REDEVELOPMENT
CONDITIONAL USE PERMIT LAYOUT PLAN
SHEET: C1.1
DATED: OCTOBER 20, 2015

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752